



43 Severn Road, Prescot, L35 9LH

Asking Price £225,000



**STAPLETON
DERBY**

Stapleton Derby proudly presents this stunning three-bedroom, semi-detached residence situated in the sought-after locale of Rainhill. Positioned within a vibrant community, this abode boasts an expansive layout perfect for families. Its exceptional location offers convenient proximity to schools, Whiston Hospital, and various amenities, with nearby motorways facilitating swift travel to Liverpool and Manchester.

This well-maintained property showcases a spacious entrance hallway, a downstairs W/C, a well-equipped kitchen, and an inviting open-plan lounge/dining area. Upstairs, three generously sized bedrooms and a family bathroom await. Outside, ample off-road parking and a sizable front lawn greet you, while the rear hosts a meticulously cared-for south-facing garden, complete with a patio area and an outbuilding with mains electricity. Additionally, the property enjoys the advantage of being situated opposite a communal amenity green space.

A prime example of a family-oriented residence, this property demands a visit to truly appreciate its appeal.

Tenure: Freehold

EPC Rating: C









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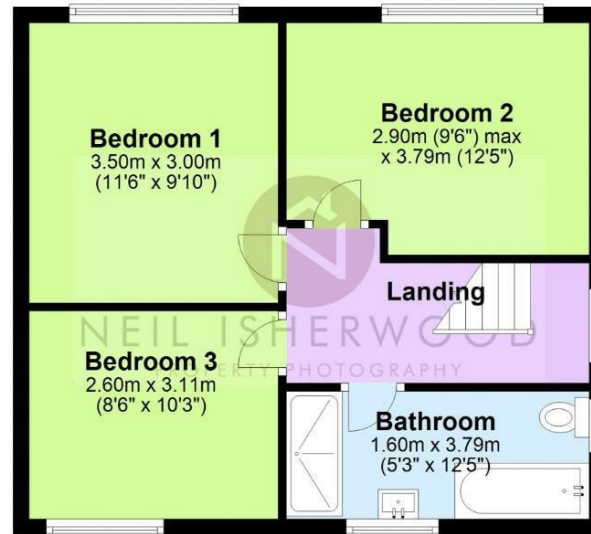
Ground Floor

Approx. 43.6 sq. metres (469.8 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



This floor Plan was created by Neil Isherwood Property Photography. This is not to scale, all measurements are made with a laser measure to be as accurate as possible, but we hold no responsibility for any errors.

Total area: approx. 86.6 sq. metres (932.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PURCHASERS

We endeavor to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.